

APPENDIX A: NORTH 27TH STREET CPTED REVIEW



Crime Prevention Through Environmental Design (CPTED) is based on the idea that the proper design and effective use of the built environment can lead to a reduction in the incidence and fear of crime and an overall improvement in the quality of life. Elements that make for a healthy and attractive commercial corridor are similar to basic CPTED strategies: ensuring properties are attractive and well-maintained; building elements such as entrances and parking lots are clearly visible, property illuminated, and free of visual obstructions that would otherwise interfere with “eyes on the street” and contribute to a feeling of unease and insecurity. Since crime and the perception of crime is an obstacle to the revitalization of the SoHi, CPTED principles and techniques should be considered an important part of a North 27th Street plan.

In July of 2017, a block-by-block CPTED walk, between West State Street and West St. Paul Avenue, was conducted as part of the North 27th Street Corridor Strategy. The following summarizes some initial CPTED observations and recommendations for the North 27th Street commercial corridor.

1000 Block



- Tall shrubs and low hanging tree canopies on portions of the property create blind spots.
- Additional lighting should be added to illuminate the corners and dark areas of the lot.

900 Block



- An attractive building at the northern entrance to the commercial corridor.
- Recommended CPTED measures include making the street-fronting windows less obscured by shelving and signage to create a more transparent façade.
- The visibility of the corner front entrance should be improved with lighting and un-obstructed glazing for a more open appearance.

900 Block



- Deteriorated fencing at northern end of the lot invites cut through's and presents an un-kept appearance.
- Landscaping and lack of lighting at rear of lot obscures sightlines.

900 Block



- CPTED recommendations include improving the stark and visible blank wall as it detracts from the pedestrian realm and eliminates opportunities for eyes on the street and visibility into the store.
- The surface parking has virtually no landscaping, is untended with debris and the signage pedestal invites loitering and adds to negative perceptions of the corridor and its un-walkability factor.
- Blind spots and nooks on southeast side of building make for potentially unsafe areas.

900 Block



- Landscaping and fencing adds to public realm, however some trees and large shrubs obscure sight lines into and out of the parking lot.
- Majority of glazing unobscured by signage but tinted windows reduce visibility into the building.

800 Block



- Large, un-landscaped parking lot invites loitering and cut through's by way of corner curb cuts.
- Recommendation to install lighting to southeast corner of property to illuminate area between the three adjacent buildings.
- Blank walls at clinic pedestrian level can be improved with LED lighting or other decorative elements.
- New mural on clinic enlivens and improves the north side of the property.

800 Block



- Lighting above doorways aim in all directions limiting effectiveness of properly lighting recessed entry ways.
- Some entry ways are un-kept with litter/debris and detracts from pedestrian realm
- Active commercial storefront near NE corner of N 27th and Wells but windows and front door are obstructed with signage reducing transparency and eyes on the street.

700 Block



- Recently renovated building with retained building features that add value to the public realm
- Restaurant space with well placed window signage and unobscured views creates inviting entrance.
- Southern parking lot is unpaved and lacks landscaping adding to unimproved expanse along the block.

700 Block



- Large vacant lot at key intersection could improve pedestrian realm with tree plantings along perimeter to improve corner and break up expansive blank wall to the east.
- Optimal site for possible Home Grown vacant lot improvement project.

600 Block



- Berm height and larger shrubs obscure sightlines into and out of parking lot.
- Blank wall facing visible North 27th and Wisconsin Avenue intersection can be improved with up-lighting, landscaping or other decorative elements.

500 Block



- Future re-use or new development should ensure façade contains ample transparent glazing and the parking lot is landscaped and properly lighted.

500 Block



- Improve vacant corner lot at visible intersection with landscaping or, at a minimum, a fully grassed and maintained lot.

400 Block



- Parking lot is un-kept with piles of debris visible from the street. Together with the broken wall signs and boarded up windows, the property negatively contributes to the well-being of the corridor.

400 Block



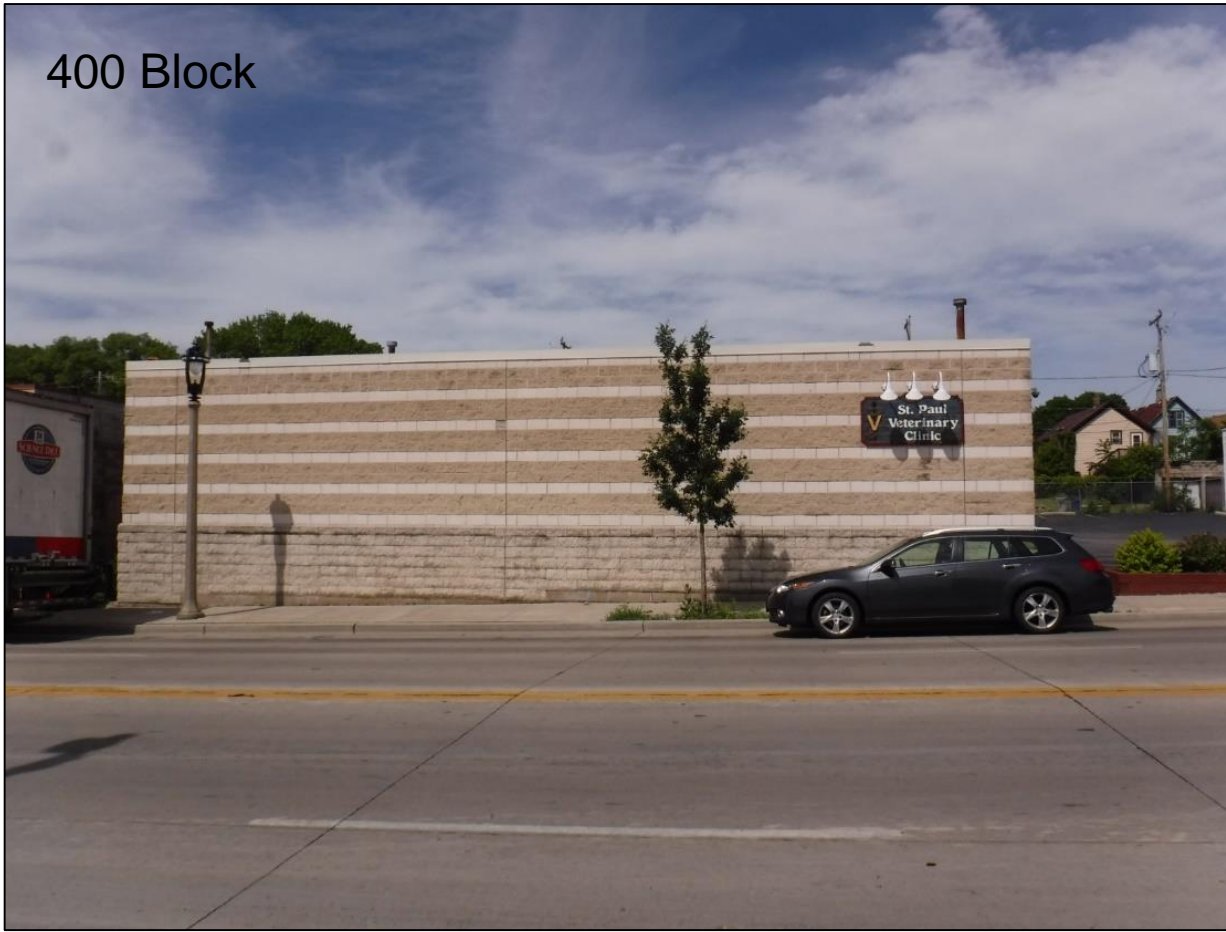
- Mature trees and landscaping improves streetscape but tall shrubs and low tree canopy obscure parking lot creating limited sight lines.
- Well maintained building but perimeter parking lot landscaping would improve condition at prominent St. Paul Avenue corner.

400 Block



- Newer development with ample and clear glazing with attractive parking edge landscaping. Property is open with little to no obstructed site lines.

400 Block



- Suggested considerations to North 27th building face include landscaping, lighting, or increased fenestration if feasible.



- Chain link fence abutting sidewalk detracts from public realm and street image and makes for an uninviting street corner.

500 Block



- Canopy tree in adjacent lot may diffuse full lighting coverage; trimming is recommended to improve site security.
- The large shrub at the entrance of the lot should be trimmed to create improved site lines.

500 Block



- Overgrowth of landscaping creates security issues with blind spots and diminished sight lines.
- Creative mural enlivens and improves the parking lot area of the property.

500 Block



- Add landscaping to perimeter of surface parking lot to improve wide concrete expanse and improve pedestrian realm.

600 Block



- Primarily vacant block with multiple surface parking lots and curb cuts detracts from the public realm for an entire block length.
- Overgrown landscaping creates blind spots and poor sight lines decreasing safety and security.

600 Block



- The exterior of the building is un-kept and gives the intersection a negative appearance.
- Front entrance is situated adjacent to a bus stop creating a pinch point on the sidewalk.

700 Block



- Future redevelopment efforts to improve security and pedestrian realm should focus on improved fencing and addition of perimeter landscaping to define property edge.
- LED lighting will illuminate open areas and sightlines and provide sense of security.

700 Block



- Future redevelopment should maintain the clear and uncluttered storefront window conditions.
- Prominent LED entry lighting should be incorporated with future tenanting.

800 Block



- Up-lighting of upper floor façade can augment historic district designation and improve the street corridor.
- Short term actions to improve pedestrian comfort and safety can be the installation of entryway LED lighting.

800 Block



- Ensure that the entryway is prominently illuminated with directional lighting and consider removing the rear shrubs to eliminate blind spots.

800 Block



- Sidewalk light coverage is diffused by tree canopy creating blind spots.
- Future redevelopment of site should incorporate parking lot perimeter landscaping and prominent lighting to provide security and eliminate dark zones.

900 Block



- Where feasible market should continue efforts to open up front façade to improve public realm and a more welcoming entry. Property is a good candidate for façade grant consideration.
- Recommend improved lighting at Mattress City entryway.

900 Block



- Entryways are clean and maintained but recommend improved lighting.
- Tavern and Milwaukee Liquor spaces would benefit from improved façades for more inviting public realm and eyes on street.

900 Block



- Rope lighting, while permitted, should be reconsidered.
- Minimal lighting along front of building creates dark spots.
- Fixtures at entrance to upper floors lack light bulbs; lighting at this entrance should be prominent to create a sense of comfort for tenants and visitors.